

DESIGN & ACCESS STATEMENT

**Client**  
Tulip Properties & Real Estate Ltd

**Project Address**  
Best Court, 119 East Road, London E15 3QS

**Date**  
August 2021

**Revision No**  
P1

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INTRODUCTION

We, Thomas-McBrien Architects, have been instructed by our client, Tulip Properties & Real Estate Ltd, to seek planning permission for the demolition of the existing 3-storey building and construction of a new terrace of 8no. 3-bed 4-person houses on the land on known as ‘Best Court, 119 East Road, London E15 3QS’. Works also include new landscape design for the site including onsite improvements to the existing biodiversity and waste management strategy.

Details of the proposal have been outlined in the subsequent pages of this document.

For ease of reference, the submitted drawings which accompany this application are as follows:

- - -
- 2002\_EST\_P-010\_Site Location Plan\_P1
- 2002\_EST\_P-020\_Block Plan\_P1
- - - -
- 2002\_EST\_P-100\_EX Ground Floor Plan\_P1
- 2002\_EST\_P-101\_EX First Floor Plan\_P1
- 2002\_EST\_P-102\_EX Second Floor Plan\_P1
- 2002\_EST\_P-103\_EX Roof Plan\_P1
- - -
- 2002\_EST\_P-110\_PR Ground Floor Plan\_P1
- 2002\_EST\_P-111\_PR First Floor Plan\_P1
- 2002\_EST\_P-112\_PR Loft Plan\_P1
- 2002\_EST\_P-113\_PR Roof Plan\_P1
- 2002\_EST\_P-114\_PR Landscape Plan\_P1
- - -
- 2002\_EST\_P-200\_EX Section AA & BB\_P1
- 2002\_EST\_P-201\_EX Section CC & DD\_P1
- 2002\_EST\_P-202\_EX Section FF & LL\_P1
- - -
- 2002\_EST\_P-210\_PR Section AA & BB\_P1
- 2002\_EST\_P-211\_PR Section CC & DD\_P1
- 2002\_EST\_P-212\_PR Section EE & FF\_P1
- 2002\_EST\_P-213\_PR Section GG & HH\_P1
- 2002\_EST\_P-214\_PR Section JJ & KK\_P1
- 2002\_EST\_P-215\_PR Section LL & MM\_P1
- 2002\_EST\_P-216\_PR Section NN & PP\_P1
- - - -
- 2002\_EST\_P-400\_PR Typical House-Plans\_P1
- 2002\_EST\_P-401\_PR Typical House-Sections\_P1
- 2002\_EST\_P-402\_PR Typical House-Elevations\_P1
- 2002\_EST\_P-410\_PR Typical House-Windows\_P1
- 2002\_EST\_P-411\_PR Typical House Windows\_P1
- 2002\_EST\_P-500\_PR Typical External Storage\_P1
- - - -

The drawings are supported by the following documents:

- 2002\_EST\_Design & Access Statement\_P1 *(by Thomas-McBrien Architects)*
- 2002\_EST\_Demolition, Construction & Pollution Management Plan\_P1 *(by NWL)*
- 2002\_EST\_Pre-Demolition Audit\_P1 *(by NWL)*
- 2002\_EST\_Biodiversity Statement & Protected Species Survey\_P1 *(by TSA Eco)*
- 2002\_EST\_Daylight & Sunlight Analysis\_P1 *(by Richard W Staig)*
- 2002\_EST\_Energy & Sustainability Statement\_P1 *(by eb7)*
- Appendix A - SAP Outputs & Target Emission Rates
- Appendix B - SAP Outputs & Dwelling Emission Rates
- Appendix C - Filan SAP Outputs & Dwelling Emission Rates
- Appendix D - GLA SAP10 Conversions Spreadsheet
- Appendix E - Internal Water Use Calculation
- 2002\_EST\_Planning Statement\_P1 *(by Thomas-McBrien Architects)*
- 2002\_EST\_Traffic Statement\_P1 *(by Paul Mew Associates)*

NB - Details determining whether the development may be liable for the Community Infrastructure Levy have also been provided.

THE SITE

The application site is known as ‘Best Court, 119 East Road, London E15 3QS’.

East Road is a predominantly residential street, accessed via Portway (B165) to the north and Stratford Road to the south. The street is characterised by mostly 2 storey, terraced housing with a series of yards located behind the east side of the street.

Best Court is situated at the rear of 91-117 East Road terrace.

The site is accessed via a narrow passageway from East Road, which is bridged by the first floor of the adjoining property to 117 East Road.

The existing site consists of an existing, three storey building of purpose built flats - containing 6no. 2 bedroom apartments. Private amenity space is provided via small balconies to each unit with a communal, hard landscaped courtyard to the north of the site. To the south of the site, 8no. private car parking spaces are provided and provision for external refuse storage is situated within the site entrance passageway.

Total site surface area/footprint of site: 665qm. The site is rectangular in shape with an entrance passage from East Road. It is approx 43.5m long and 13.8m wide.

The site is orientated on approx a north-south axis.

The site is bordered to the east by a series of two/three storey properties to Brook’s Road, and a 16 storey tower block to the north-east.

The existing buildingh located on the application site is not a listed building

The site is not located in a conservation area

The proposed development does not affect the setting of a heritage asset.



Aerial view  
View from the west



EXISTING SITE

The existing site is occupied by an 3-storey residential building consisting of 6no 2-bed apartments, with a private courtyard to the north and residents car parking to the south.

The existing building is orientated north-south in an attempt to reduce overlooking, however, the orientation of the building is incongruous with the context of the site and the prevalent historical street pattern.

The scale and siting of the existing building is not reflective of the immediate the neighbouring context.

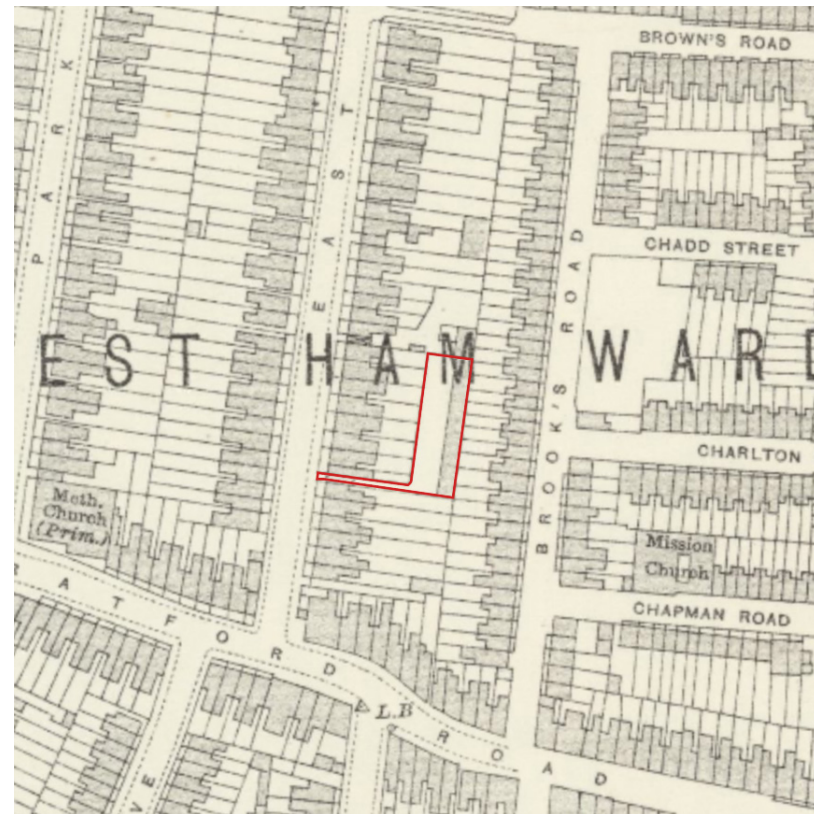
From our research, we gather the building was constructed in circa 2005. Our client purchased the site and building in 2015. The building is in poor condition and significant revenue each year is required for general maintenance and making good. Evidence has been provided in Appendix B of this document.



Existing Site Plan  
Scale 1:1000



119 East Road  
1894



119 East Road  
1913

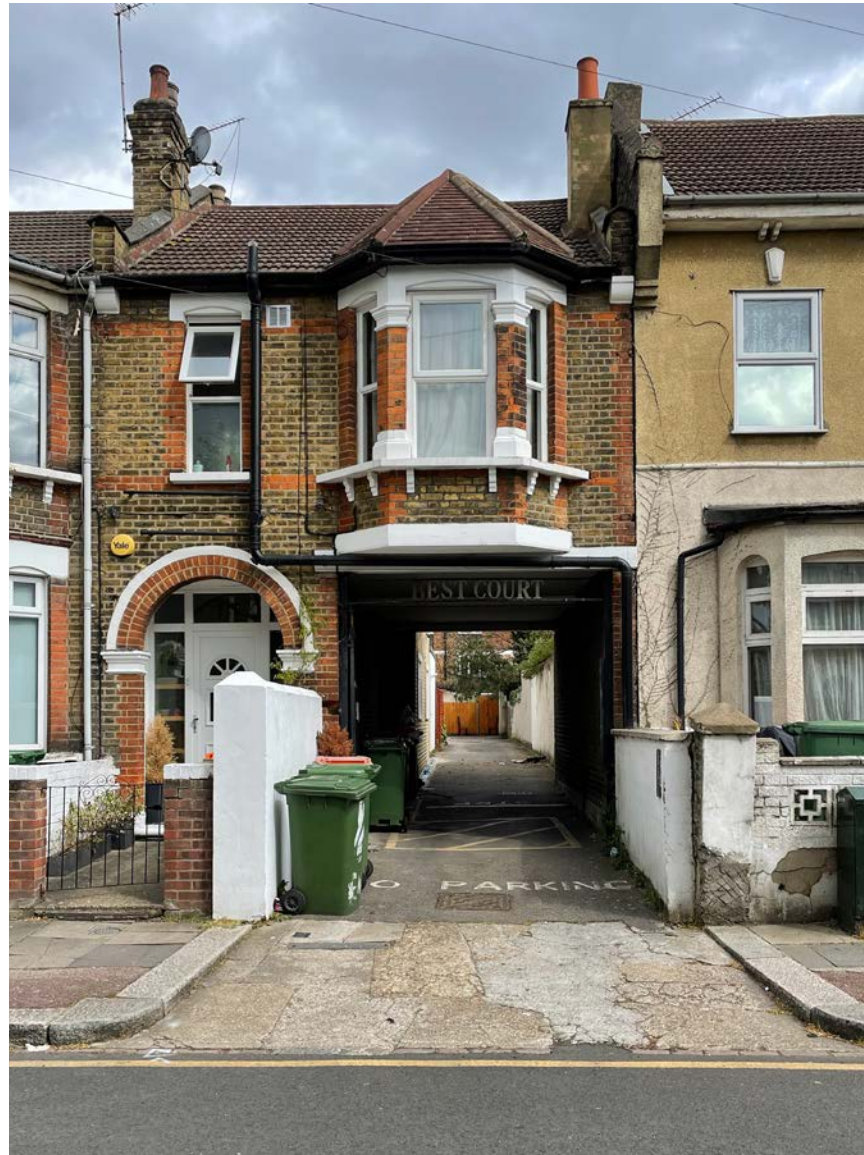


119 East Road  
1939



Site Plan  
Scale 1:1000





Site Entrance  
View taken from East Road looking east



117 East Road  
View taken from East Road looking east





119 East Road  
Driveway (View looking west)



119 East Road  
Driveway (View looking west)





119 East Road  
Existing Building - Front Elevation



119 East Road  
Existing Building - Rear Elevation





101 - 117 East Road  
East Road terrace facing west



27-29 Brooks Road  
Brooks Road building facing east



PLANNING HISTORY

Planning history (15-years) of the site is as follows:

20/02049/PREA  
Proposed construction of two additional storeys on top of existing purpose built block of flats to provide 4 x 2 bed flats.  
Decision: **Refused**  
Decision Date: 9th Dec 2020

19/02440/FUL  
Erection of a part new additional storey to accommodate 1 x 2 bedroom self-contained flat.  
Decision: **Refused**  
Decision Date: 25th Oct 2019

18/02027/FUL  
Erection of an additional new storey to create 2 x 1 bedroom self-contained flats with balcony provision  
Decision: **Refused**  
Decision Date: 30th Aug 2018

17/03834/FUL  
Erection of an additional new storey to create 2 x 2 bedroom self-contained flats with balcony provision.  
Decision: **Refused**  
Decision Date: 19th Jan 2018

07/02358/FUL  
Demolition of existing garages and construction of a two storey building for use as a caretakers flat  
Decision: **Refused**  
Decision Date: 28th Jan 2008

07/00194/AOD  
Approval of details pursuant to Condition 3 (External Materials) and Condition 6 (Contamination Report) attached to planning permission reference P/05/1117 granted 30/09/2005.  
Decision: **Permit**  
Decision Date: 20th Mar 2007

05/1117  
Erection Of A Three Storey Building Containing 6no. 2-bedroom Flats Including 9no. Car Parking Spaces  
Decision: **Permit**  
Decision Date: 30th Sept 2005

2020 - A New Approach

Following a number of recent unsuccessful applications, our client decided to pursue a new approach to the site, appointing, Thomas-McBrien Architects, to complete a site feasibility study of the site in early 2020.

Following our site appraisal, we informed our client that there maybe scope to construct a high quality housing development on the site. A development, which would reflect and respect the surrounding urban context and satisfy Newham Council need for additional family sized properties.

Pre-Planning Process & Timeline

We prepared and submitted the first of two pre-planning applications to Newham Council in May 2020 for the following:

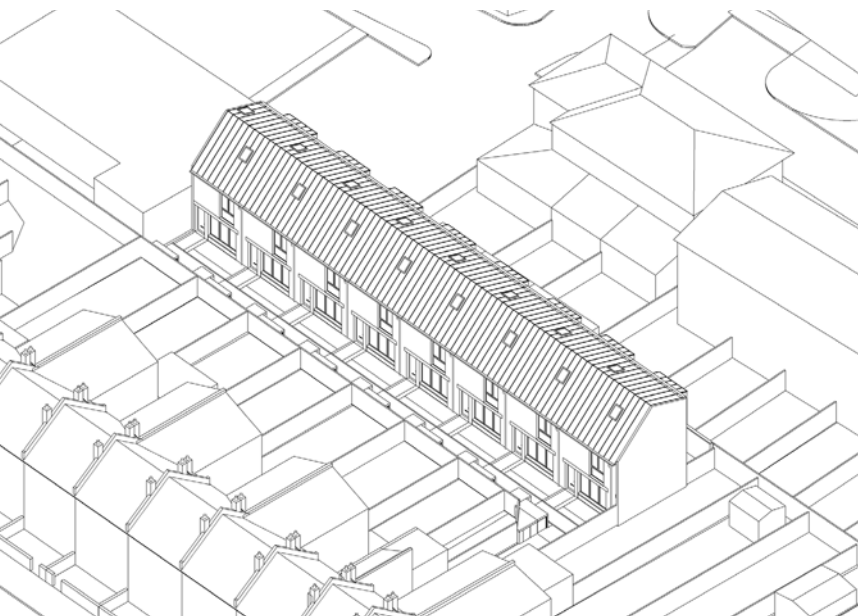
Option A - 8no 3-bed houses  
Option B - 5no 3-bed houses and 3no 2-bed houses  
Meeting Date: 28th July 202

Report Issue Date: 12th Aug 2020

The scheme was amended post pre-app meeting and updated drawings and design report was issued in Dec 2020.

A follow up meeting took place on 8th Jan 2021.

The final pre-application advice report was issued on 19th March 2021.

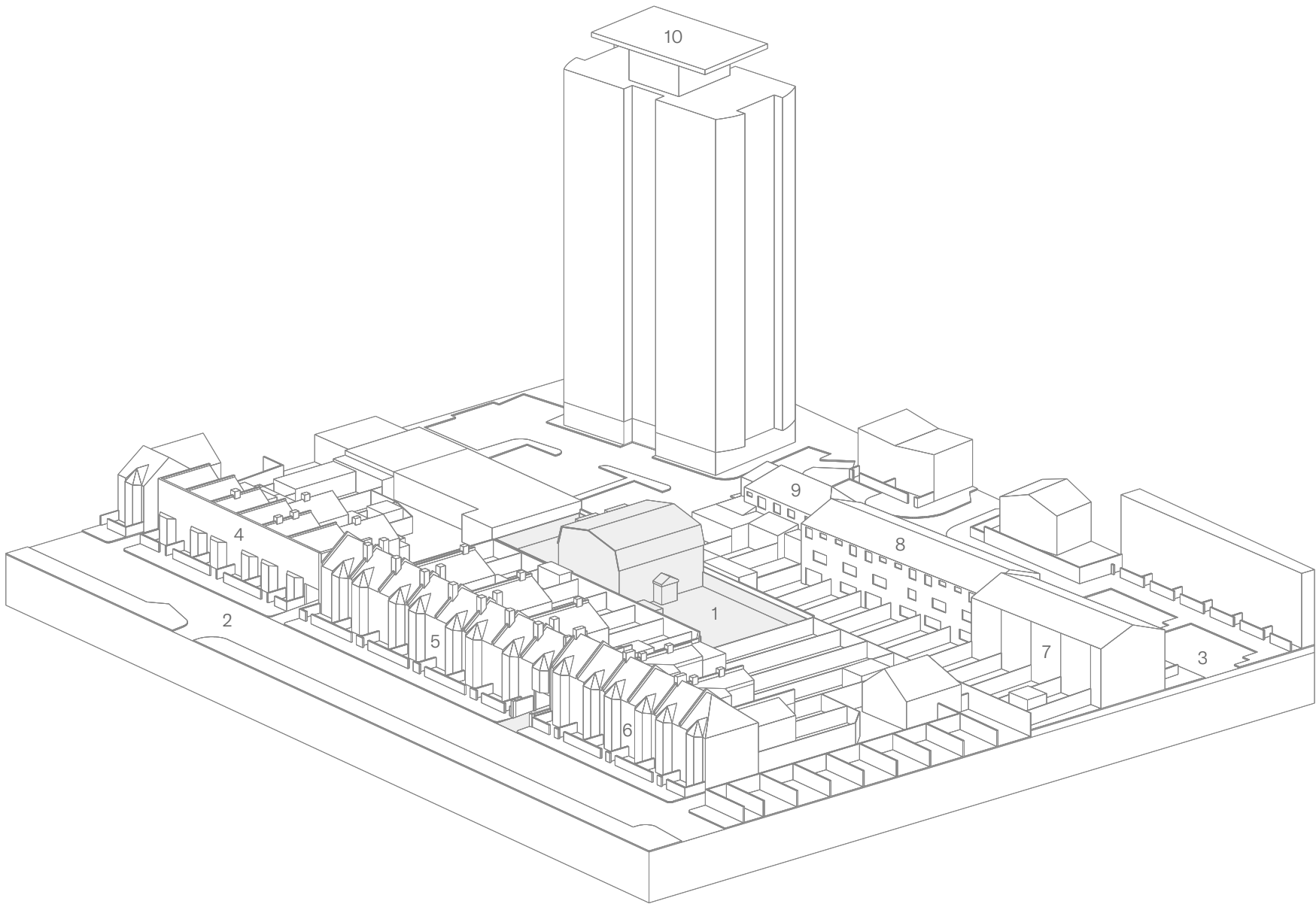


Pre-app amended scheme  
8no 3-bed houses in a terrace arrangement (Dec 2020)

SITE ANALYSIS

Taking onboard the advice from the two pre-planning meetings it is clear the key items to consider are as follows:

- A - The scale and form must reflect the existing massing in the area.
- B - Contemporary architectural appearance comprising of brick is supported.
- C - Overlooking of rear gardens must be considered and mitigated where possible.
- D - The potential for family-sized accommodation should be maximised.
- E - Soft landscaping and planting is critical. Introduction of trees is welcomed.
- F - Open up the front garden but differentiate the different areas.
- G - Individual bin and bike stores are required.
- H - Sustainability of the proposal is a fundamental consideration and demo of existing building needs to be justified.
- J - Development to take advantage of the solar orientation.
- K - Introduction of green roofs would be welcomed and supported.
- L - Renewable energy/power sources is a requirement.



- Key
- 1. The existing site
  - 2. East Road
  - 3. Brooks Road
  - 4. 77-89 East Road (Terrace)
  - 5. 91-117 East Road (Terrace)
  - 6. 121-131 East Road (Terrace)
  - 7. 1-15 Brooks Road (Terrace)
  - 8. 17-27 Brooks Road (Terrace)
  - 9. 29-33 Brooks Road (Terrace)
  - 10. 1-56 Smiths Point, Brooks Road

Existing Site  
Axonometric View

THE PROPOSAL - OUR RESPONSE

Our response to the key items raised during those pre-planning discussions are as follows:

A - The majority of the development is two-storey form with pitched roof, reflecting the scale and massing of the residential accommodation in the area.

B - A contemporary brick form is proposed which reflects the local architectural heritage and distinctiveness. (Further details in this report)

C - The houses have been designed to minimise overlooking. High boundary wall to do allow views from the ground floor. Visibility screens have been introduced on first floor windows with rooflights at loft level. All windows at the rear are set back from the site boundary edge (approx 2.7m)

D - All 8no units are family sized (3-bed).

E - A detailed landscape and lighting plan has been proposed across the entire site. 2no new trees has also been proposed also.

F - The entire front garden space is open to encourage neighbour interaction. Gravel planter beds have been introduced to subtly differentiate between private and communal space.

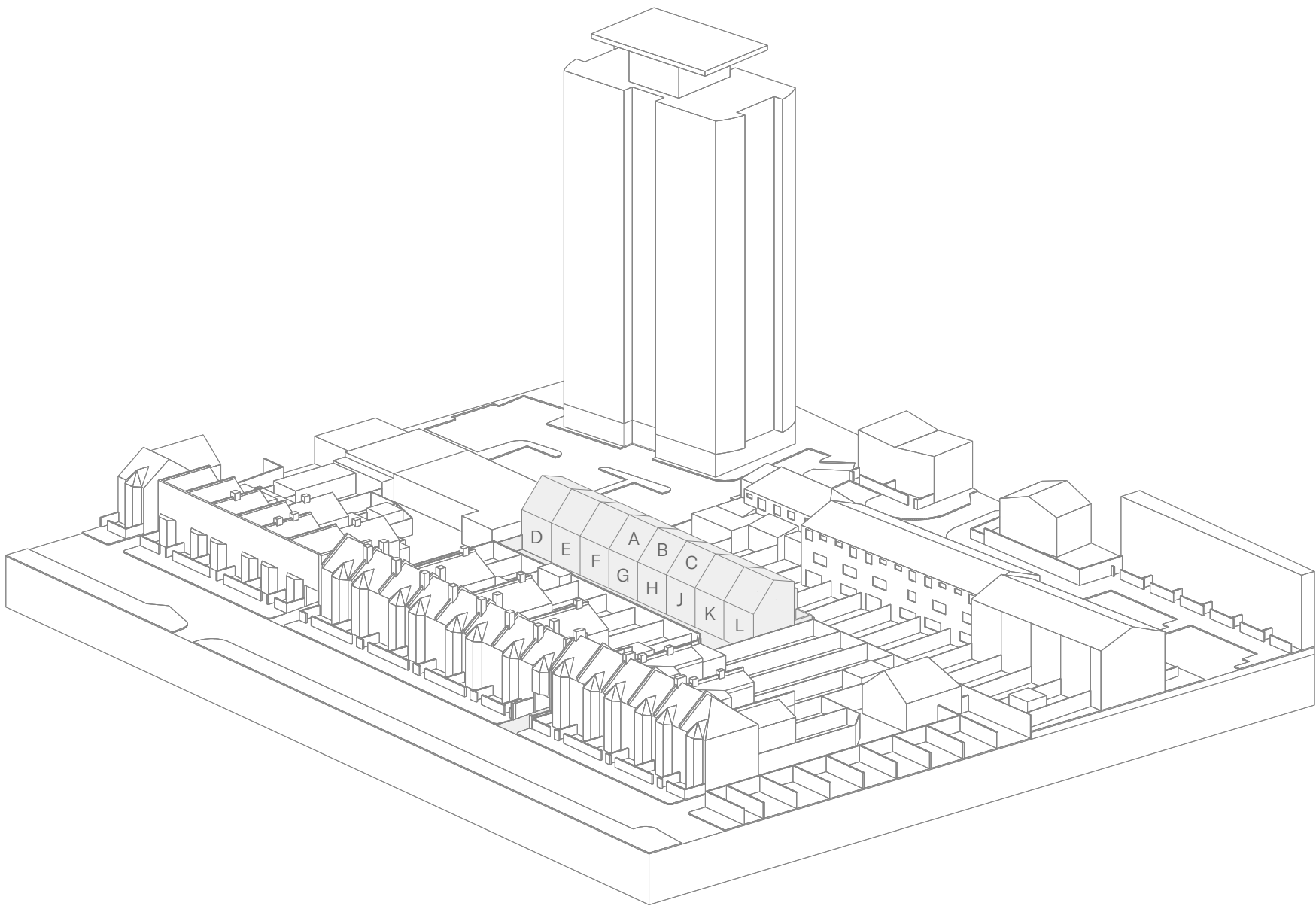
G - Separate and secure bin and bicycle storage has been provided outside each house

H - The existing building was poorly built, remains in poor condition and needs constant maintenance which comes at a considerable expense. The proposed development has been justified.

J - The proposed development is on an east/west axis. Each house is dual aspect so receives sunlight throughout the course of the day.

K - 44sqm of green roofs have been proposed on top of the bin and bicycle stores as recommended.

L - 8no. air source heat pumps (1no per house) and 32no PV panels (4no per dwelling) have been proposed. The project is to be 100% naturally ventilated.



Proposed  
Axonometric View



PROPOSED SITE

The proposal seek to provide 8no. mews-style houses across the site, each of which are provided with private amenity space at the front and rear.

In line with the London and Local Plan, and demand in the local area, the scheme seeks to provide valuable 3-bed family housing within the Borough.

The houses have been orientated east-west to follow the historic street pattern which has developed over time. The 5.4m wide plots reference the existing plots to East Road.

We feel the plan, massing and language of the house types have been sufficiently developed to justify the 3-bed house typology across the entire site. Further details have been provided in the subsequent pages of this document.



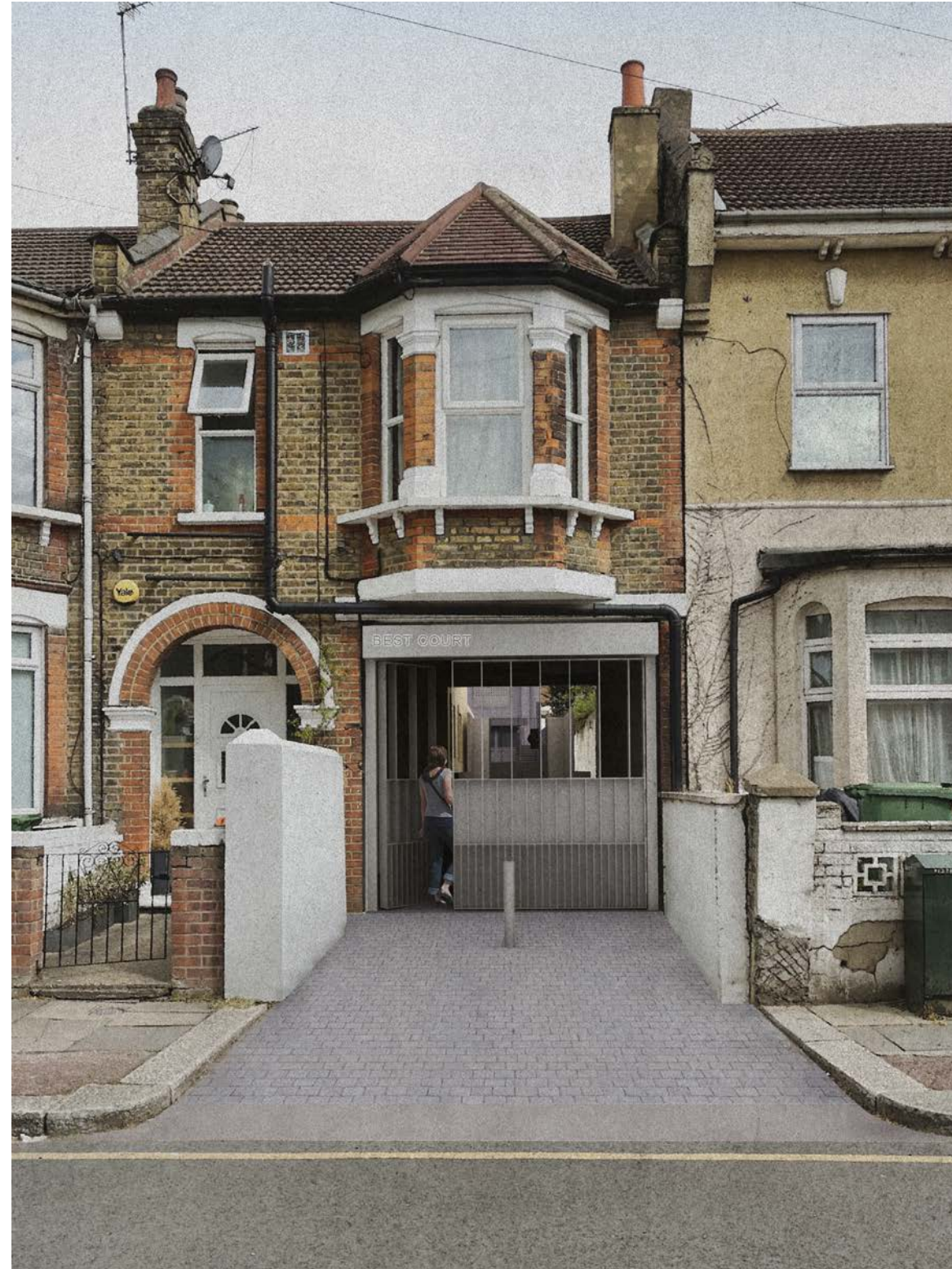
Proposed Site Plan  
Scale 1:1000







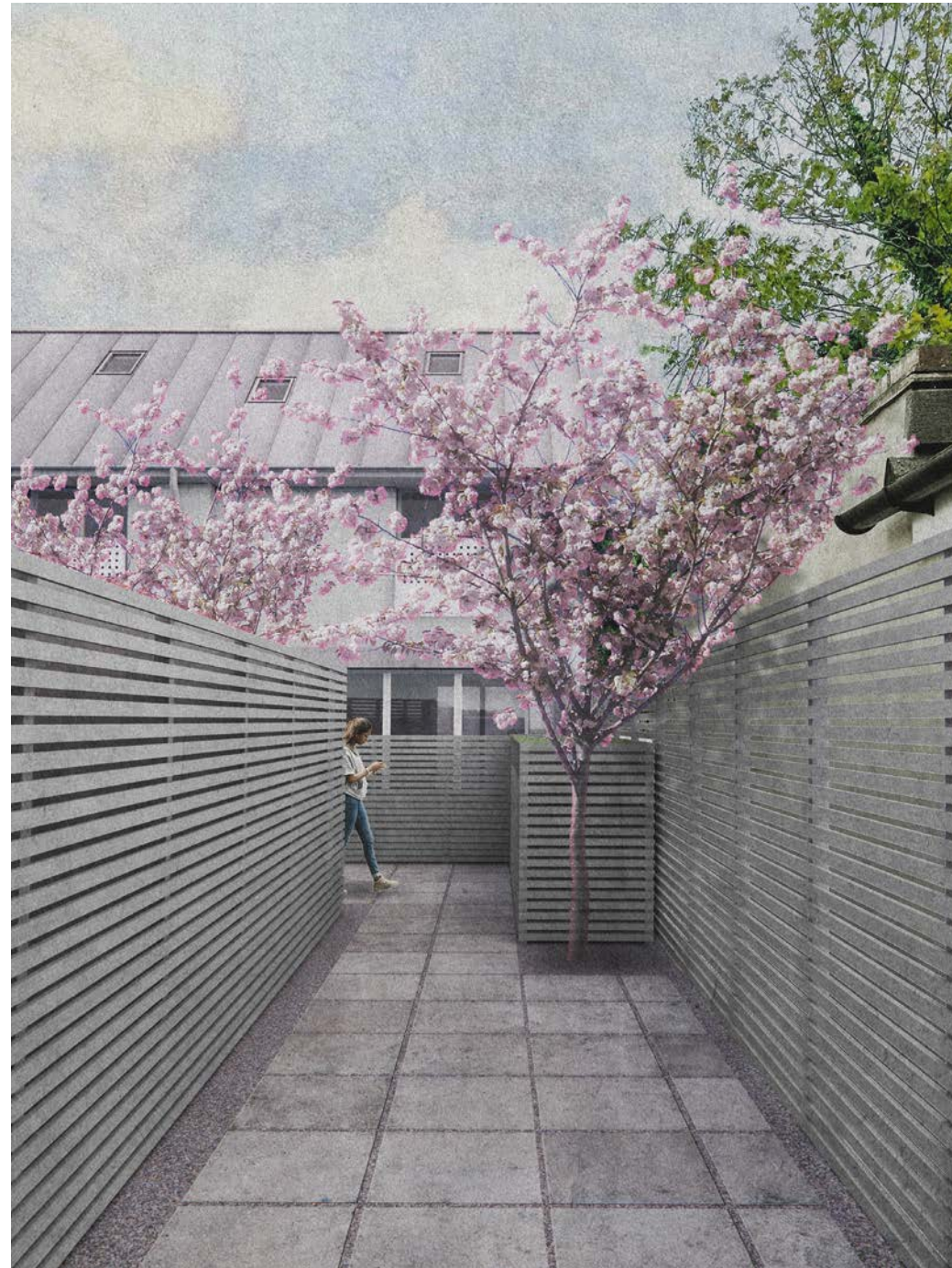
















DESCRIPTION OF THE PROPOSED DEVELOPMENT

Design

The proposed development provides 8no 3p4b family sized dwellings in a single terrace formation. The single formation along the entire east boundary of the site reflects the orignal layout which could have been found in the early 20th century.

The proposal is contemporary in its design and massing but respects the style and character of the area, taking reference of the form of the many local residential buildings - two-storey form with pitched roof and subordinate rear return extension which accommodates kitchen and sanitary facilities.

The front elevation is conventional in its design. A off centre recessed doorway with two windows - a large bi-fold window on ground floor and a double french casement window at first floor (with visibility screen to mitigate an percieved overlooking).

The rear elevation takes onbaord similar principles - a large double door provides access to the rear lightwell space. At first floor level, a double french casement window (with visibility screen) serves a bedroom. At loft level, a ribbon of timber framing and timber cladding has been introduced to define ‘loft’ space. This helps to limit the height of the rear brick wall and offers a horizontally to the rear facade which helps ground the building,

Site

The proposed development is located on a north-south axis along the entire east boundary of the site.

Scale

The proposed scheme is of a scale which is in keeping with the established patterns of the surrounding buildings. The ‘two storey’ pitched form reflects the form of the neighbouring East Road properties with the subordinates rear return form reflective of properties of that period.

Form & Massing

A deliberate effort has been made to ensure the form and massing of the proposed scheme is respectful of the area. Ridge and eaves heights have been reduced as much as possible, whilst still retaining a 2.4m+ floor to ceiling height internally. The lower eaves at the front also helps to exaggerate the roof profile helping to ground the building into its site.

At the rear, the eaves height is higher to acoomodate accommodation in the loft space. Floor to ceiling heights vary at the level, to try stay below the 25deg line.

Generally, it should be accepted the form is consistent with the surroundings buildings but as it is a modest development, the general massing of the proposed is much smaller than all of the surrounding existing buildings (Refer to the drawings for further information).

Appearance

The proposed developments will be constructed from high-quality bricks. The selected bricks are a similar portion to London stock bricks and will be laid in a traditional English Bond pattern. The bond pattern of the brickwork is an integral part of the architectural design and even at this stage, has been considering in detail, to assist in sizing and setting out the houses onsite and also the openings (door & windows) on the façades.

All lintels and sills will be formed in concrete (precast and insitu) whilst the windows and doors will be manufactured from external grade timber with suitable paint finish applied. Although contemporary in appearance, the development takes reference of the local built context and the materials used.

Use

The proposed use is residential which is characteristic of the area and reflects the existing use onsite.

Layout

As mentioned previously, everyday living accommodation is proposed on the ground floor (kitchen, dining and living room with bathroom and ancillary storage). On the first floor there are two bedrooms including a family bathroom with built-storage. The master bedroom are located in the loft. It is envisaged the space under the roof will be utilised for extra storage. Please note, only space at 1.5m+ floor to ceiling height has been considered in this application.

Amount

The existing development GIA : 385sqm  
The proposed development GIA : 720sqm

Nett gain of 335sqm

The proposed development provides accommodation for 32no people in total.

Total surface area/footprint of the site:	665sqm
Surface area/footprint of proposed building:	335sqm (50.4% of the site)

Access

The site is accessed via East Road, through the existing undercroft entrance below 117 East Road. A new entrance gate is proposed to replace the existing gate. For security purposes, a second pedestrain gate is proposed further along the entrance passageway with key fob and key pad mag-lock entry door access to the rest of the site.

Each house will have flush level access with the existing footpath ensuring ease of entry and exit. Internally, all 8no houses comply with Part.M of the Building Regulations with all hallway widths and door openings sized to reflect current Part.M requirements.

DETAILS OF THE PROPOSED DEVELOPMENT

**Design**  
Key details with respect to nationally prescribed housing standards have been outlined below:

**Typical House** (over three levels)  
Type : 3-bed 4-person house - GIA : 90sqm

- Each house has 21sqm of external amenity space which is in excess of Newham’s current policy.
- The houses have been designed so they are dual aspect. All windows are sized to maximize natural light and solar gains. Floor to ceiling heights are 2.4metres high which is lower than recommended but given the nature of the development a balanced view was taken to ensure the overall height of the development was as low as possible. Rooflights on the front roof provide natural light and ventilation for the rooms in the loft space.
- The bedrooms on the first floor of the 3-bed house are adequately sized to accommodate standard single sized beds including free standing wardrobes.
- The master bedroom (Bed 03) in the loft space of the 3-bed house is approx 13.5sqm (not including built-in wardrobes). The room is approx 3.95metres wide and is adequately sized to accommodate a standard 1.5m x 2.0m king-size bed.
- Kitchen storage has been been increased since our pre-app discussions. 5lin/m of below counter storage units have been proposed in the kitchen area with an additional 4lin/m of above counter units/storage also proposed. 9lin/m of kitchen storage is considered adequate for a 3p4b dwelling.
- Each of the 3-bed houses have over 4.5sqm of internal storage space which is nearly twice the amount required under the National Housing Standards.
- The rear lightwells are generously sized in order to allow effective use of the space whilst the height of the new boundary wall provides a sense of enclosure and minimises overlooking in both directions.
- Part.M compliant WC’s are proposed throughout the development.
- Seperate and secure bin and bicycle storage has been provided for each house.

**Table 1 - Minimum gross internal floor areas and storage (m²)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Technical Housing Standards 2015  
Nationally prescribed space standards table



TYPICAL 3-BED HOUSE

The layout of a typical 3-bed house is as follows:

Ground Floor

Open plan living and dining room located of the main entrance hallway.  
Separate kitchen space is located at the rear with seprate Part M compliant  
WC and storage under the stairs completing the accommodation on the ground  
floor.

First Floor

2no. single (1-person) bedrooms and family bathroom are located on the first  
floor. Full height, built in storage has been provided on both stair landings.

Second Floor

Master bedroom with built in storage and work desk area. Note space under the  
roof pitch will be availed off as extra storage (not included in the GIA calc)

Refer to the accompanying architectural drawings for further details on the  
proposed layout of each house.



Typical 3-bed House  
Front Elevation



Typical 3-bed House  
Rear Elevation

CONSTRUCTION & MATERIALITY

Existing Materiality

The residential terrace houses of East Road were constructed in the late 19th Century and early 20th Century. They are typical 2-storey houses with tiled pitched roofs. The houses are constructed from yellow London stock brick with decorative detailing around the windows and doors a common feature. Doors and windows are constructed from timber with a paint finish.

The residential terrace on Brooks Road is a later addition (circa 1960). They are 3-storey’s high with a shallow tiled pitch roof. The terrace is constructed from primarily dark red brickwork, with insitu concrete banding defining the floors. The windows and doors are primarily uPVC but there is evidence for some replacement timber and metal doors.

No 29-33 are typical interwar housing century houses. The houses are two storeys, assumed masonry construction with a painted stucco finish. The houses have been adapted and extended over the years.

The surrouding area bordering the site is primarily characterised by 2 and 3-storey terraced properties. albiet a considerable high rise residential building known as Smiths Point is located north-east of the site. The tower has a coloured rendered finish with uPVC windows installed throughout.

It is clear the site is positioned in an area which has seen considerable development over the last century. As the historical maps have shown, the road known today as ‘Hardel Rise’ did not exist in the early 1960’s. Other than the properties on East Road, all surroundings developments (east of the site) are in historical terms, fairly recent additions to the area. Brick is the predominate material and a pitched roof the predominate form. The site though is in a location of numerous contrasting architectural styles.

Proposed Materiality

Careful consideration has been given since the pre-planning stage to define a precise material palette so that the architectural appearance of key details are established early in the process.

The new development will be constructed in a traditional masonry cavity wall with facing brickwork. The roof structure will be constructed in timber with openings formed where necessary for the rooflights. An insulated ground bearing concrete slab will be poured between each of the concrete foundations. The above ground floor will be constructed in timber.

Details of the proposed material palette have been provided overleaf. The key elements of the design are as follows:

Wall Construction

Traditional brick facing masonry cavity wall construction is proposed across the entire development. A handmade textured brick is proposed to reflect the beauty and quality found in the brick work found on the frontage of the East Road terraces. The brick work will be laid in an English Bond format with the setting out considered at this early stage to help size and locate the terrace on the site. A white coloured brick is proposed to assist in playing down the appearance of the development in this back-land location. A Kalei finish will be applied to the entire brickwork to further enhance the durability and weather resistance. This finish also has a high decorative quality and its matt, mineral lime-look finish will provide a neutrally across the entire scheme.

Windows & Doors

The window openings have been carefully cosndiered on the development with the setting out of the brickwork defining the size and location of each opening. A large bi-fold window has been proposed on the front of each house to project a sense of ‘openness’ of the development towards the communal frontage, encourage interaction between internal and external space and to maximise evening sunlight. At the rear a large double door set provides flush access to the rear lightwell. The windows of both the front and rear of first floor level are much smaller to reflect the size and function of the rooms they serve, mitigate any perceived overlooking. Windows at loft level are also of a similar size to the first-floor windows with a visibility screen in front, highlighting our understanding of neighbouring views towards overlooking. All windows will be double glazed and constructed from external grade timber with external grade paint applied under factory conditions.

The front door to each door will be constructed from solid English oak with external grade natural oil applied to accentuate the materials inherent qualities. Stainless steel window and door furniture will be specified throughout.

The windows and doors will be set back in their respective openings to express the solidity of the brick construction. All sills and lintels will be cast in concrete and sized to reflect and acknowledge the setting out of the brickwork.

Roof & Rainwater Goods

The roof will be constructed from timber and clad with steel in a standing seam profile. The proposed product is brushed rolled, to give it a mattness., as such the degree of reflection is very low (88% lower gloss level than standard stainless steel). It is also extremely durable and requires little to no maintenance. The rainwater goods (gutters and downpipes) with be also formed from steel to match the roof.

Refuse & Bicycle Storage

Each house has its own separate and secure bin and bike storage units as requested at pre-planning stage. A matching storage enclosure has also been provided to accommodate the air source heat pump for each house. To ensure life span, the bin store will be constructed from a steel frame and clad in timber battens at intervals matching the proposed design for the perimiter fencing.

The bin stores can have been designed to accommodate 2no. 240litre bins. One bin for waste and one bin for recycling. This complies with Newham’s ‘Waste Management Guidelines for Architects & Developers’.

The bicycle stores can store 2no. adult sized bicycles. The store is secure and waterproof. Two short-stay bicycle spaces for visitors have been provided. 44sqm of sedum roofing is proposed acorss the roofs of the external storage.

Site Entrance, External Amenity & Lighting

We are proposing to improve the existing crossover/dropped kerb and as such have included it within the red line plan for the site. The 400mm granite flush threshold will separate the existing road from the site. New silver-grey granite setts will replace the existing tarmac entrance. A new galvanised entrance with replace the existing gate. The gate will be designed and sized to allow service vehicles to enter the site when required. Separate pedestrian access will be incorporated into the gate also. A removable steel bollard will be installed at the site entrance. Only residents will have keys to demount the bollard.

Beyond the entrance gate, granite setts will continue to define the entrance passageway with galvanised sheeting using to protect the existing boundary condition. A second secure galvanised pedestrian gate provides an additional level of security which is currently lacking.

Beyond the second gate, slatted timber fencing (of varying heights) is proposed along the entire site perimeter. Sitting among a bed limestone gravel, recycling concrete pavers are used to indicate direction of movement towards the houses. Small areas along the pathway (between the paving slabs) are cast insitu concrete to differentiate ownership and define key thresholds. A large cast insitu element is proposed outside each house. It can have may functions; a seat where residents can sit and chat, or a raised plinth to present flowers and plants. The element itself, does assist in defining entry and also plays a role in defining ownership boundaries. Low level lighting has been proposed across the entire site.

Refer to drawing ‘P-114 - Proposed Landscape & Lighting Plan\_P1’ for further details of the above.

SUSTAINABILITY

A key principal concern of the proposal is the sustainability of the scheme, given the relatively recent build and construction of the existing building onsite.

Existing Building

The existing building is approximately 15years old but from our site inspections it is clear the building is of poor quality and has been poorly constructed. Our client purchased the site in 2015, and since then, it costs our client a considerable amount annually to upkeep and continually repair the building - evidence has been provided in Appendix B of this document.

Significant effort has been undertaken in this application to support the demolition of the existing building and construction of a new development. In addition, to the accompanying ‘*Energy & Sustainability Statement*’ prepared by eb7 our client also commissioned *New Wave London* to complete a ‘*Pre-Demolition Audit*’ of the existing building and a ‘*Demolition Construction & Pollution Management Plan*’. Both documents accompany this application.

Energy

If the proposal was built to meet the minimum requirements of the current building regulations, the total amount of CO2 emissions for a typical unit would be 16,725kg/year. With the introduction of passive energy efficiency measures, as outlined in the Energy & Sustainability Report, the total amount of CO2 emissions would be reduced to 15,280kg/year. Due to the nature, size and location of the site, the introduction of air source heat pumps and the installation of 32no PV panels on the rear roof has been considered the most suitable renewable energy source. The SAP models show a final gross emission level of 8,258kg/year representing a total reduction of 50.62% over the baseline model. Overall, with the measures outlined in the report, the proposal will achieve a 71.65% reduction when controlled under Building Regulations AD Part.L.

Taking on board the calculated carbon emissions associated with the demolition and construction process, it has been demonstrated that the impacts of the demolition and construction works can be fully off-set.

Heating

Heat pump technology for the generation of heating and hot water is proposed. Supported with a roof mounted PV array, this helps to significantly reduce CO2 emissions across the development

Ventilation

Glazing throughout is designed to have large opening areas to introduce high levels of natural purge ventilation. Given the depth of plan of each unit, cross-ventilation is a viable option.

Water

The proposal seeks to achieve a target of less than 105litres/day/person. To achieve this target, low flow fittings will be provided (dual flush toilets, aerators to taps reducing the flow of water and low flow rate showers). Each house will have their own rainwater butts to promote the re-use of rainwater.

Waste

Each house have their own external storage for general household and recyclable waste. 1no. 240litre waste bin and 1no. 240 recycle has been proposed which complies with Newham’s ‘*Waste Management Guidelines for Architects & Developers*’.

Transport

The site is well served by public transport with a PTAL of 4 ‘good’ rating. Seven bus routes are within 620m from the site. In addition, Plaistow Underground Station is approx 6 minutes walk away and provides access to the District and Hammersmith & City services. The site is also well served by local cycle routes. The proposed development is proposed as a car-free development in line with Policy.

Daylight & Sunlight

The form and massing of the dwellings have been carefully designed to mitigate impacts upon neighbouring occupiers. It has been assessed in detail and will not have a material effect upon the daylight or sunlight of the neighbouring properties. Refer to the accompanying ‘*Daylight & Sunlight Report*’ prepared by *Richard W Staig* for further details.

In terms of the proposed development, all eight houses are dual aspect and each house has large openings to maximise daylight and solar gains.

Health & Wellbeing

Large windows are proposed to promote good daylighting to the internal spaces and thereby improving the quality of life and reduce the need for energy to light the home.

Internally the habitable rooms are adequately sized to meet the needs to the inhabitants.

Each of the 3-bed houses have a min 21sqm of external amenity space divided between the front and rear. Each dwelling has large windows and doors on the front and rear which allows for uninterrupted access to both demises. This allows the external space to flow internally and vice versa, and offers a sense of increased living space.

Biodiversity & Protected Species

The site has been identified as ‘Buildings and Hardstanding’. There is no green space onsite or were any habitats recorded during the habitat survey. The existing building lacks any roof void so the site is not considered to afford roosting for bats or birds. No notable plant species were recorded or was there any evidence of invertebrates, reptiles or terrestrial mammals. Refer to accompanying ‘*Biodiversity and Protected Species Report*’ prepared by *TSA Ecology* for further details.

We are proposing 44sqm of sedum, 2no cherry blossom trees and planting beds at the front of each house. Refer to drawing ‘*P-114 - Proposed Landscape & Lighting Plan\_P1*’ for further details. The proposed represents a significant improvement on the existing condition.

Management

A home user guide will be provided for the occupants, highlighting building performance and management systems. Advice will be sought from a local Crime Prevention Design Advisor during detailed design to ensure the proposal is designed to provide safety and security.



STATEMENT OF COMMUNITY INVOLVEMENT

On 23rd July 2021, 26no letters, outlining the scheme and providing contact details for any questions or feedback, were hand delivered to the following addresses:

- 87 East Road
- 87A East Road
- 89 East Road
- 91 East Road
- 93 & 95 East Road
- 97 & 99 East Road
- 101 & 103 East Road
- 105 & 107 East Road
- 109 & 111 East Road
- 113 & 115 East Road
- 117 East Road
- 121 East Road
- 19, 21, 23, 25 & 27 Brooks Road
- 29, 31 & 33 Brooks Road

Refer to Appendix C for a copy of the letter circulated to the neighbours.

As of 15th September 2021, we, Thomas-McBrien Architects, received only one query related to the proposed development and we responded within the 48-hour time limit stipulated in the letter. We have yet to receive any further feedback.

A further 6no letters, were also circulated by our client to the existing residents of Best Court, 119 East Road. The letter informed the existing residents of the redevelopment, there plan to relocate existing tanants to a suitable property under their ownership, and notifying that the existing tenants would be given the first option to return to Best Court if they wish to do so in the future, once the development has been completed.



Letter to Neighbours  
26no letters in envelopes



Letter to Neighbours  
Hand delivered on the morning of 23rd July 2021 - No.91 East Road

SITE REFUSE STRATEGY & NEIGHBOURING AMENITY

Refuse & Waste Collection

As mentioned previously, each house has its own dedicated and secure bin store at the front of each property. On 'bin collection' day it is the residents responsibility to ensure the appropriate bin is wheeled to the bin collection area adjacent to the main entrance. Guidance states that residents are required to walk no further than 30m from their front door (excluding vertical distances) when carrying refuse and recycling. Given that we have both a refuse 'storage area' (outside each house) and a refuse 'collection area' (at the entrance gate), the proposed offers a different situation as residents do not walk each individual refuse bag out to the 'collection area'. The residents only need to take the relevant bin to the collection area on a once a week basis. The proposed reflects the existing onsite refuse strategy and in our view, complies with Newham's 'Waste Management Guidelines for Architects & Developers'.

The adjacent site diagram denotes the position of a large 3-axle 26tonne waste collection vehicle (highlighted in green) in its parked location. The travel distance to the 'bin collection area' is 4m max

Daylight, Sunlight & Overshadowing

The scheme was assessed by Richard W Staig, Chartered Building Surveyor and an expert in respect of daylight and sunlight matters. Richard W Staig assessed the proposed development using a 3D model produced to reflect a detailed measured survey of the site, surrounding area and buildings by THS Concepts Ltd (completed on 27th April 2021). In his opinion, the proposal accords with BRE guidance. Further details and analysis can be found in the 'Daylight/ Sunlight & Overshadowing Analysis' report prepared by Richard W Staig, which has been submitted as part of this application.

Overlooking & Privacy

The relative height of the existing front and rear boundaries, and the depth of the rear gardens of the surrounding neighbouring buildings ensures there is no direct views to and from the site from ground floor level. At first floor level, the windows (at front and rear) are secondary in nature, serving smaller, subordinate rooms (small bedrooms). Measures such as the introduction of a screen in front of these windows (1.5m above FFL) ensures overall amenity impact is negligible. The projecting two-storey returns on rear prevent cross viewing. 2no rooflights on the front portion of the roof serve the main bedroom and circulations spaces on the second floor. Due to their height and positioning, views are directed towards the sky. At the rear, 2no windows face towards the rear of the Brooks Road terraces but a vertical timber screen in front of the windows removes cross viewing to opposing upper floor windows and the gardens below. Whilst every effort has been made in this instance to limit the effects of overlooking and retaining privacy, it must be stated it is not uncommon in London to find situations where bedroom windows overlook neighbouring rear gardens and vice versa. This is a common theme in urban areas and evident even on this site, in its current state without the current proposal in place.





CONCLUSION

In our opinion, we believe a future planning application for a development reflective of the one outlined in this document should be supported for the following reasons:

- The proposed development would make a positive contribution to the existing character of the area.
- The proposed development is sympathetic in scale and materiality.
- The size and scale of the proposed development respects the height and character of the adjacent building and its immediate surroundings.
- The proposed development provides much needed housing accommodation for 32no persons in the borough.
- The proposed development is sustainable, proposes renewable technologies for heating and power and it has been demonstrated that the impacts of the demolition of the existing building and construction works can be fully off-set.
- The proposal is well considered and will provide appealing home environments for any future residents.
- The proposed amenity spaces are adequate in size and are varied in their use and location providing amenity for private relaxation as well as communal interaction.
- The proposal accords with the BRE Guidance on Daylight & Sunlight.
- The proposed development references the best qualities found in awarding winning design and current best architectural practice (see appendix A for details of relevant projects).

As outlined in the previous pages, we believe proposed development respects and complies with all the key national and local policy. As such, we believe the proposed development would have a positive impact on the surrounding area and Borough as a whole.



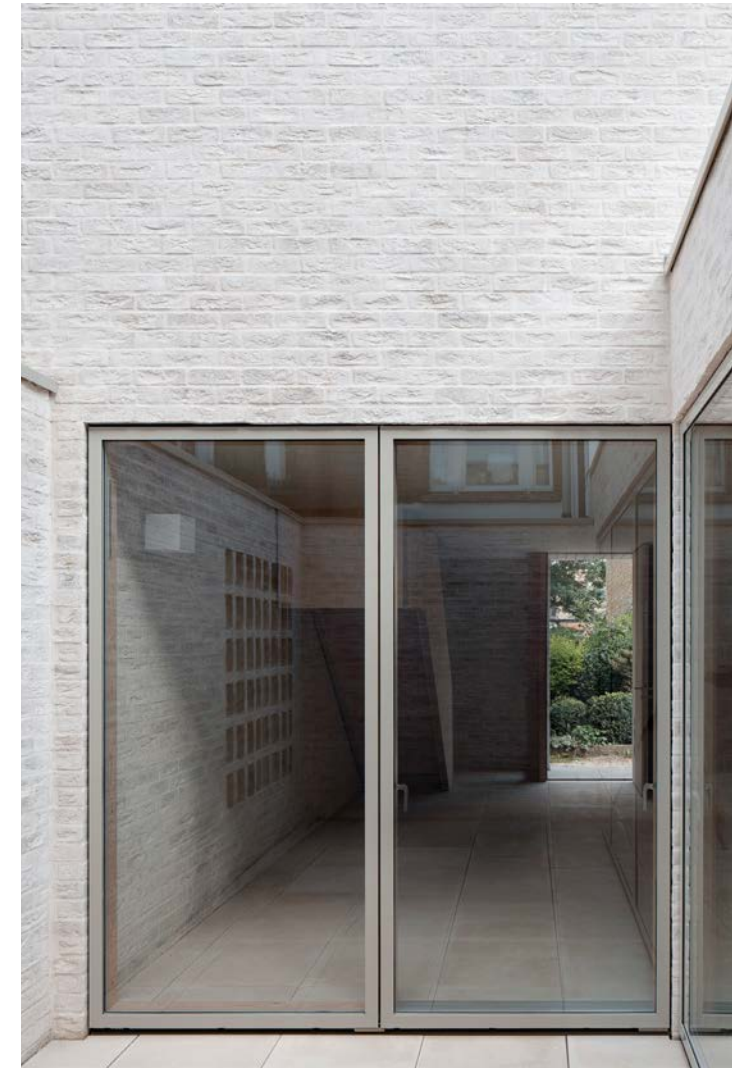




Studio Aalto, Helsinki, Finland  
Architect: Alvar Aalto



House Braeckham, Gavere, Belgium  
Architect: Marie Jose Van Hee Architecten




Mews House, London UK  
Architect: Russell Jones







119 East Road - Entrance Hallway  
Evidence of rising damp in the communal hallway (inspection undertaken July 2021)



DOCKLANDS  
PRESTIGE  
RESIDENTIAL

# ACCOUNT INVOICE/PAYMENT ADVICE

From 02/04/2019 to 01/06/2019


Date: 20/06/2019  
Property: 1, 119 East Road, London E15 3QS  
To: Tulip properties & Real Estate LTD

	Net	VAT	Gross
<b>INCOME</b>			
<b>EXPENDITURE</b>			
DPR Commission	£52.00	£10.40	£62.40
25/04/2019, Pyramid Solution invoice 0136 / Remove old seal around the bath	£105.00	£0.00	£105.00
06/05/2019, Pyramid Solution invoice 0176 / Further investigation on the leak in Flat 1	£54.00	£0.00	£54.00
14/05/2019, Pyramid Solution invoice 0230 / Leak investigation	£108.00	£0.00	£108.00
<b>Total expenditure:</b>	<b>£319.00</b>	<b>£10.40</b>	<b>£329.40</b>
<b>NET AMOUNT DUE</b>			<b>£970.60</b>

Docklands Prestige Residential LTD  
Unit F14/5, 1 Dock Road London, E16 1AH

Phone: +44 (0) 2075 116 311  
Registration number 6942564

info@we-are-dpr.com  
www.we-are-dpr.com



docklands  
prestige  
residential

## ACCOUNT INVOICE/PAYMENT ADVICE

From 20/09/2020 to 19/11/2020

Date: 20/10/2020  
Property: 2, 119 East Road, London E15 3QS  
To: Tulip properties & Real Estate LTD

	Net	VAT	Gross
<b>INCOME</b>			
[REDACTED]			
<b>Total income:</b>			
<b>EXPENDITURE</b>			
DPR Commission	£52.00	£10.40	£62.40
02/09/2020, Cleaning invoice 0305 / cleaning communal area 05.07.2020-02.08.2020 £250 - paid from 6	£0.00	£0.00	£0.00
02/09/2020, Cleaning invoice 0306 / cleaning communal area 08.08.2020-06.09.2020 £250 - paid from 6	£0.00	£0.00	£0.00
07/09/2020, The Gerrard service invoice INV0045 /leak investigation / PAID BY DPR	£115.20	£0.00	£115.20
07/09/2020, The Gerrard service invoice INV0046 / leak investigation / PAID BY DPR	£259.20	£0.00	£259.20
<b>Total expenditure:</b>	<b>£426.40</b>	<b>£10.40</b>	<b>£436.80</b>
<b>NET AMOUNT DUE</b>			<b>£863.20</b>

Docklands Prestige Residential LTD | Unit 1, 139 Three Colt Street, Canary Wharf, London, E14 8AP | Registration number 6942564  
Phone: +44 (0) 2075 116 311 | info@we-are-dpr.com | www.we-are-dpr.com

TAX INVOICE

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Invoice Date  
04 Apr 2019

Due Date  
04 Apr 2019

Account Number

Pyramid Solution South East Ltd.  
Fortis House, 160 London Road,  
Barking  
Essex  
IG11 8BB

[www.pyramidsolution.co.uk](http://www.pyramidsolution.co.uk)  
0208 166 4157

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Property Address: Flat 3, 119 East Road, London E15 3QS

Description	Quantity	Unit Price	VAT	Amount GBP
Investigate leak coming from the bathroom	1.00	45.00	20%	45.00
Remove bath panel				
Inspect for leaks				
Recommend redoing the seal around the bath				
			Subtotal	45.00
			Total VAT 20%	9.00
			Invoice Total GBP	54.00
			Total Net Payments GBP	0.00
			Amount Due GBP	54.00

Terms and Conditions accessible here: <https://goo.gl/VgnQGg>





21<sup>st</sup> July 2021

**RE: Redevelopment of the Best Court, 119 East Road E15 3QS**

Dear Neighbour,

We, Tulip Properties & Real Estate Ltd, are preparing a planning application for the redevelopment of our site known as Best Court, 119 East Road, London E15 3QS

The site plan below illustrates the location of the proposed development.



As a resident near to the proposed new development, we are writing to you in order to outline the proposals, seek your feedback and provide an opportunity to answer any questions you may have.

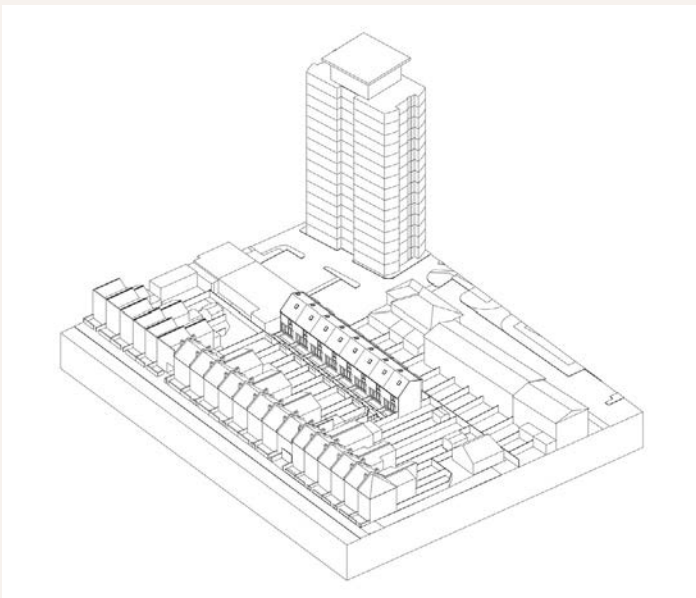
The proposal seeks to demolish the existing 3storey building on the site and deliver 8no new build modest houses for families.

We have included in this letter outline images showing the overall site masterplan for the site, and an image of the proposed development, prepared by award winning architects, Thomas-McBrien Architects.

We are hoping to submit a planning application in the near future for the site and we would like to hear your thoughts on the proposal. If you have any comments and/or questions about the development, you can contact our architect by email at [planning@thomas-mcbrien.com](mailto:planning@thomas-mcbrien.com). Our architects will aim to respond to you in 48hours of receiving your email

Kind Regards

Varun Chadha  
On behalf of Tulip Properties & Real Estate Ltd



Artist Impression of proposed development



Neighbours Letter  
Circulated to 26no neighbours

21<sup>st</sup> July 2021

**RE: Redevelopment of the Best Court, 119 East Road E15 3QS**

Dear Tenant,

We, Tulip Properties & Real Estate Ltd, are preparing a planning application for the redevelopment of our site known as Best Court, 119 East Road, London E15 3QS

The site plan below illustrates the location of the proposed development.



As an existing tenant of Best Court we are writing to you to inform you of our intentions for the existing building and outline our proposals for the site.

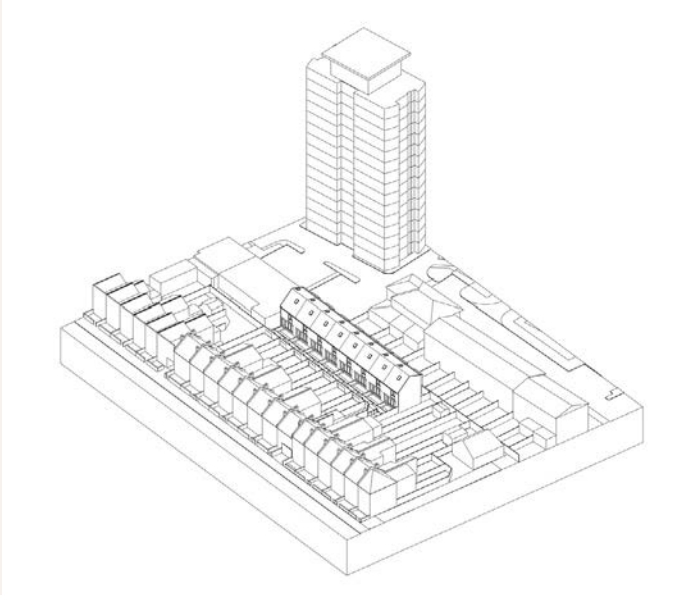
The proposal seeks to demolish the existing building you currently reside in and deliver 8no new build modest houses for families in the summer of 2022. You would be relocated to another property of ours during the construction period and given the first option to return to the new homes we have built.

We have included in this letter outline images showing the overall site masterplan for the site, and an image of the proposed development, prepared by award winning architects, Thomas-McBrien Architects.

We are hoping to submit a planning application in the near future for the site and we would like to hear your thoughts on the proposal. If you have any comments and/or questions about the development, you can contact our architect by email at [planning@thomas-mcbrien.com](mailto:planning@thomas-mcbrien.com). Our architects will aim to respond to you in 48hours of receiving your email

Kind Regards

Varun Chadha  
On behalf of Tulip Properties & Real Estate Ltd



Artist Impression of proposed development



Letter to Tenants  
Circulated to 6no existing teanants of Best Court, 119 East Road



